

HORSESHOE

RESIDENCES

BRAND NEW SUITE RELEASE, BRAND NEW CLIENT INCENTIVES

2 Year Rental Guarantee (Valued Up To \$50,000!!)

\$20,000/year for studios

\$25,000/year for one bedrooms

Turnkey Furniture Package & Window Coverings Included
(Valued Up To \$30,000)

Parking Included With Each Suite (Value Of \$20,000)

Yearly Family Ski & Bike Pass

Don't wait until closing, and start using your ski & bike pass upon
firming!

Capped Development Charges

Extended Deposit Structure

Free Assignment

Free Right To Lease During Interim Occupancy

All Units Eligible For Access To The Horseshoe Valley Resort Rental
Accommodations Program



HORSESHOE RESIDENCES

Hot List

Suite Type	Model	Interior	Exterior	Exposure	Starting Floor	Starting Price
Studio	A1	356	71	North	2	\$544,900
Studio	A2	374	68	South	3	\$588,900
Studio	A3	396	73	North	1	\$576,900
One Bedroom	B1A	431	73	North	1	\$622,900
One Bedroom	B1B	436	73	North	1	\$627,900
One Bedroom	B2A	451	73	South	A	\$672,900
One Bedroom	B1	456	73	North	1	\$645,900
One Bedroom	B2 + B3	470	73	South	A	\$689,900
One Bedroom + Den	C2	594	92	South	6	\$849,900
Two Bedroom	D2A	704	105	Southeast	A	\$949,900
Two Bedroom	D3	773	147	South	2	\$1,029,900

Limited Time Incentives

2 YEAR RENTAL GUARANTEE (VALUE UP TO \$50,000!!)
\$20,000/YEAR FOR STUDIOS
\$25,000/YEAR FOR ONE BEDROOMS
Capped Development Charges:
Studio, 1 Bed, 1+Den - \$10,000 + HST
Two Bed - \$15,000 + HST
*Free Assignment
*Right to lease during interim occupancy
Parking Access Included (Value at \$20,000)
Turnkey Furniture Package & Window Coverings Included (Value up to \$30,000)
All Units Receive Yearly Family Season Ski & Bike Passes Upon Firm Sale!
All units are eligible for access to the Horseshoe Valley Resort Rental Accommodations Program

Project Information

Maintenance: \$0.84/ SF
All utilities separately metered (Heat, Hydro, Water)
Bulk Internet package: \$25 plus HST
Resort Access Fee: ~~\$4,500~~ \$3,000 plus HST
Tentative Occupancy Date: Fall 2028
Property Tax: Approx. 1% of Purchase Price

Deposit Structure

\$10,000 on signing (bank draft)
Balance to 5% in 30 Days
2.5% in ~~60 Days~~ 120 Days
2.5% in ~~120 Days~~ 180 Days
5% in ~~270 Days~~ 425 Days
5% on Occupancy
All cheques made payable to “Harris Sheaffer LLP in Trust”

Sales Representatives

Martin Larkey
marty@psrbrokerage.com
416-414-0772

PSR
BROKERAGE

freed
HOTELS & RESORTS

HERSH
REALTY GROUP INC. BROKERAGE

HORSESHOE

RESIDENCES

Professionally Managed Rental Accommodations Program Split

EXPLAINED



EXAMPLE

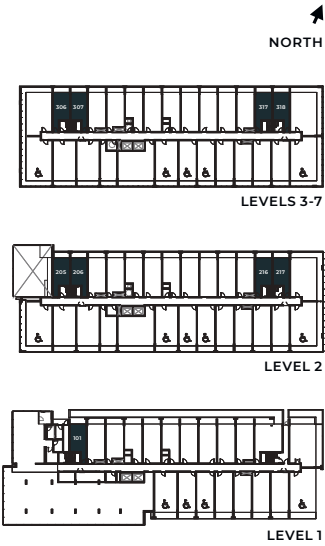
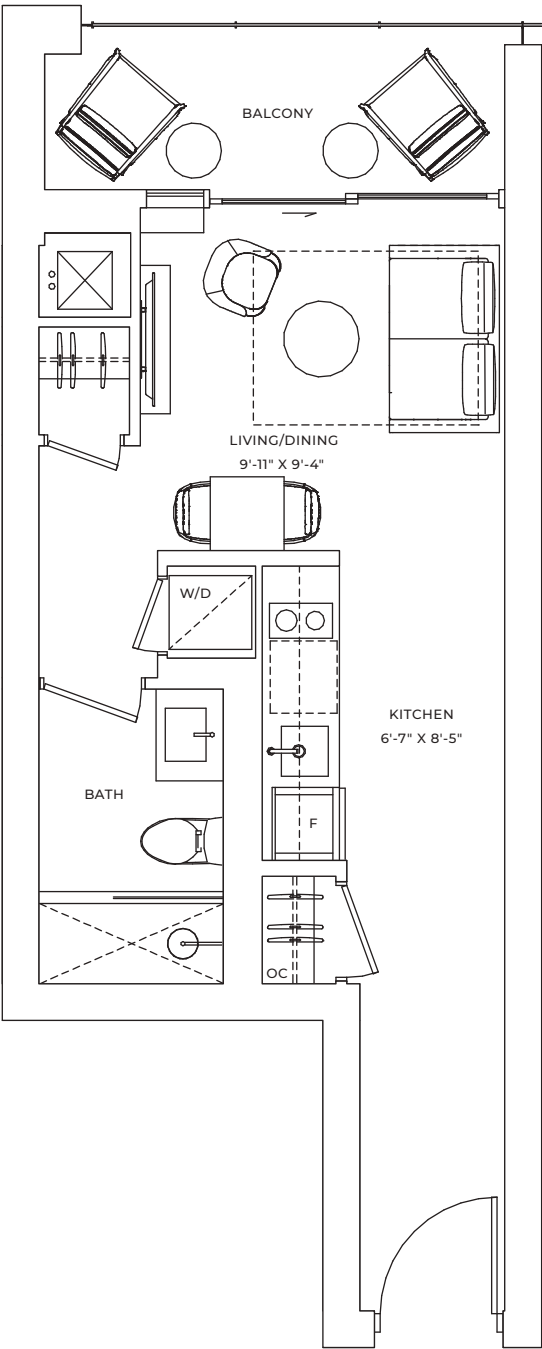


HORSESHOE RESIDENCES

A1

STUDIO

INTERIOR: 356 SQ.FT. EXTERIOR: 71 SQ.FT. TOTAL: 427 SQ.FT.



HORSESHOE RESIDENCES

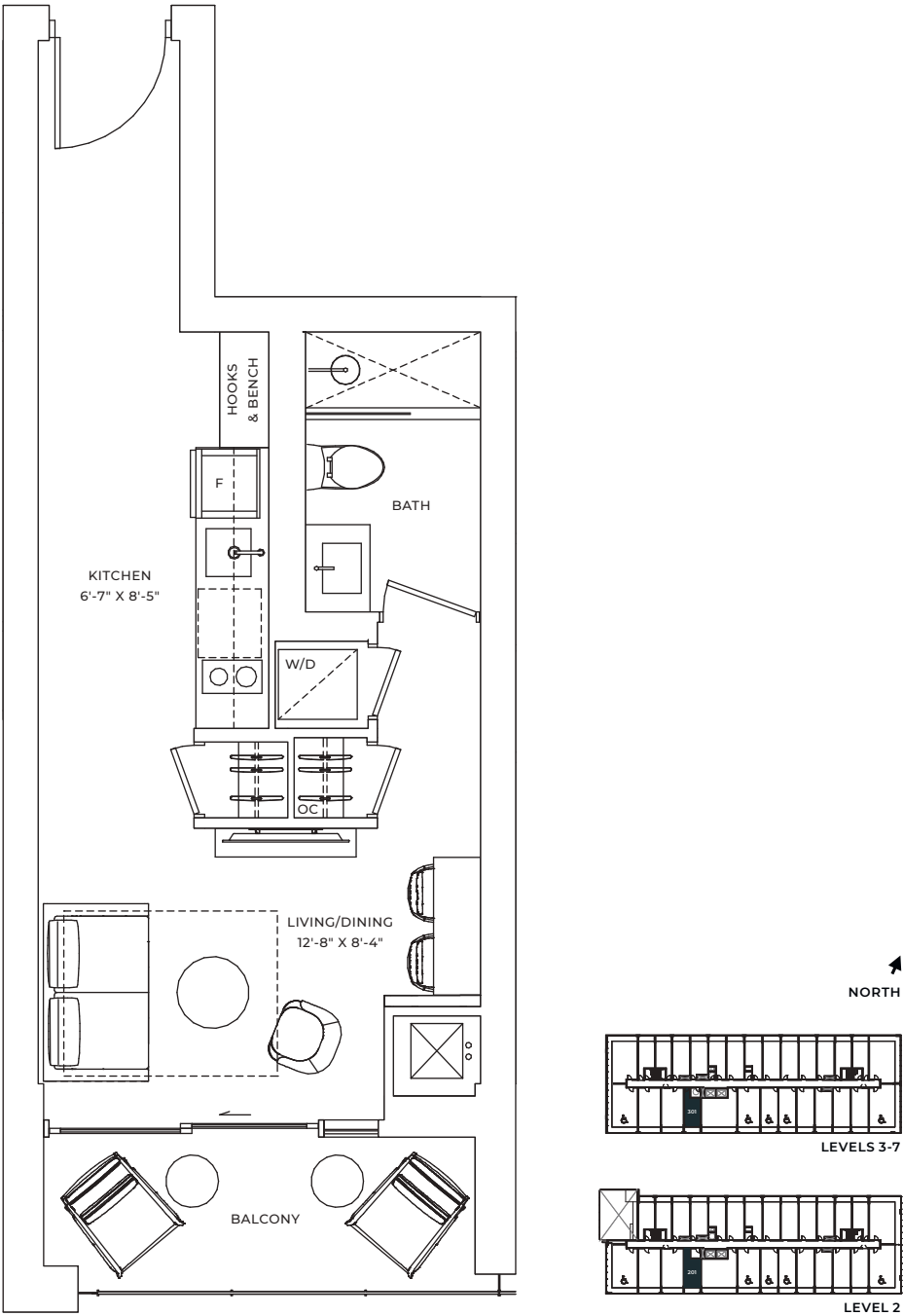
A2

STUDIO

INTERIOR: 374 SQ.FT.

EXTERIOR: 68 SQ.FT.

TOTAL: 442 SQ.FT.



HORSESHOE
RESIDENCES

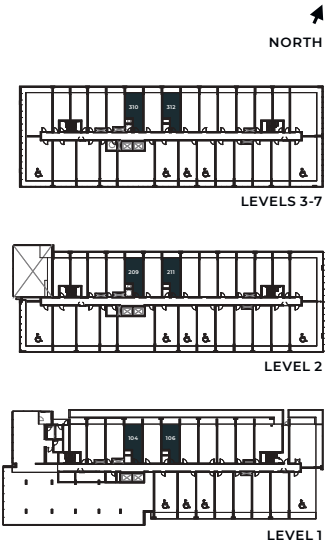
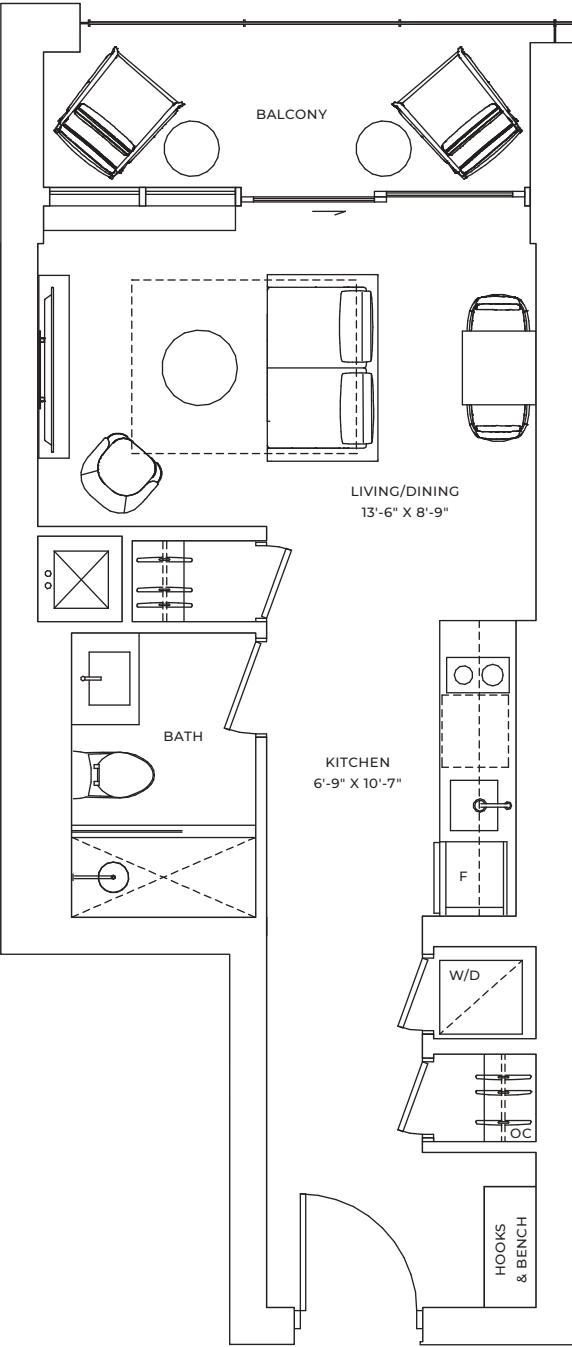
A3

STUDIO

INTERIOR: 396 SQ.FT.

EXTERIOR: 73 SQ.FT.

TOTAL: 469 SQ.FT.

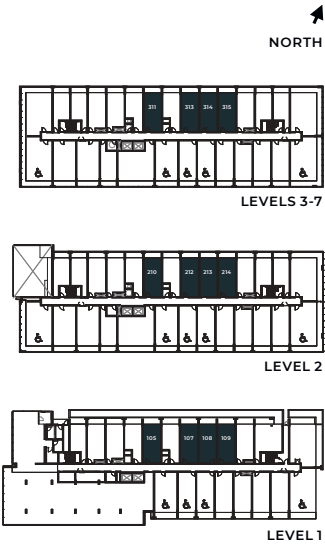
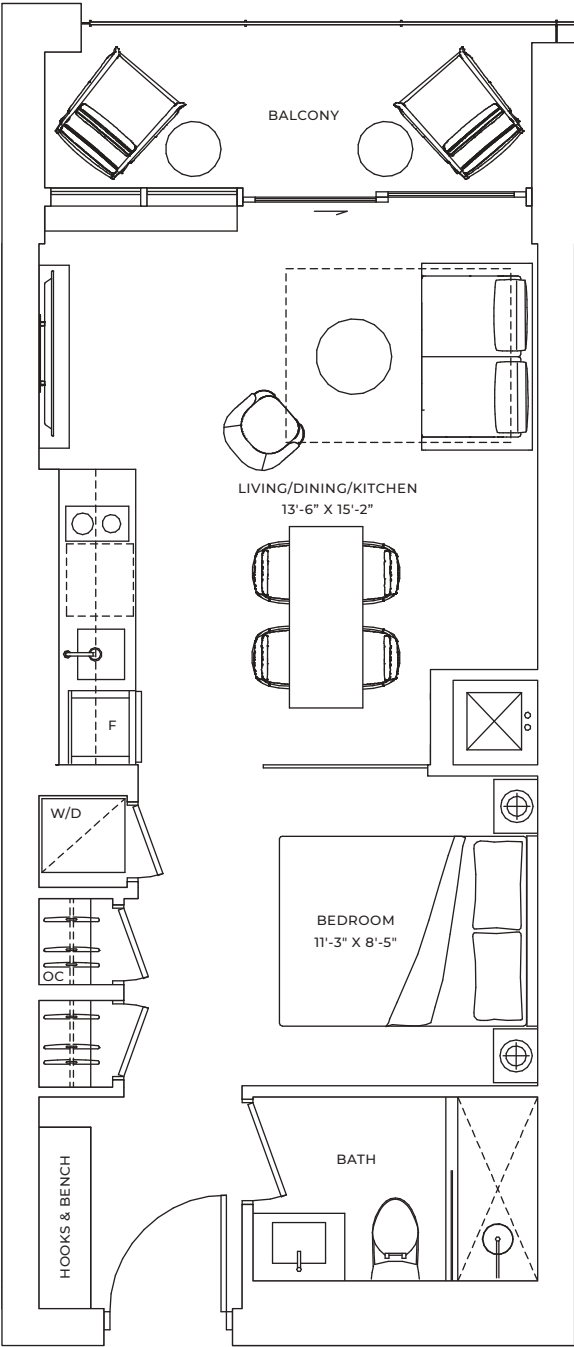


HORSESHOE
RESIDENCES

B1

1 BEDROOM

INTERIOR: 456 SQ.FT. EXTERIOR: 73 SQ.FT. TOTAL: 529 SQ.FT.

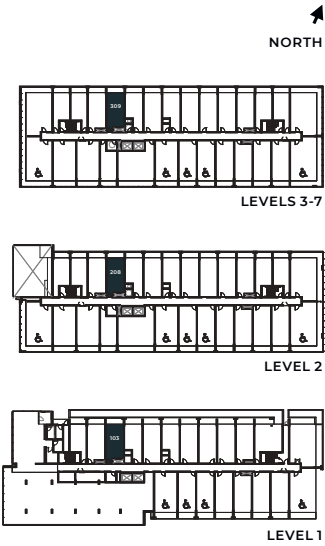
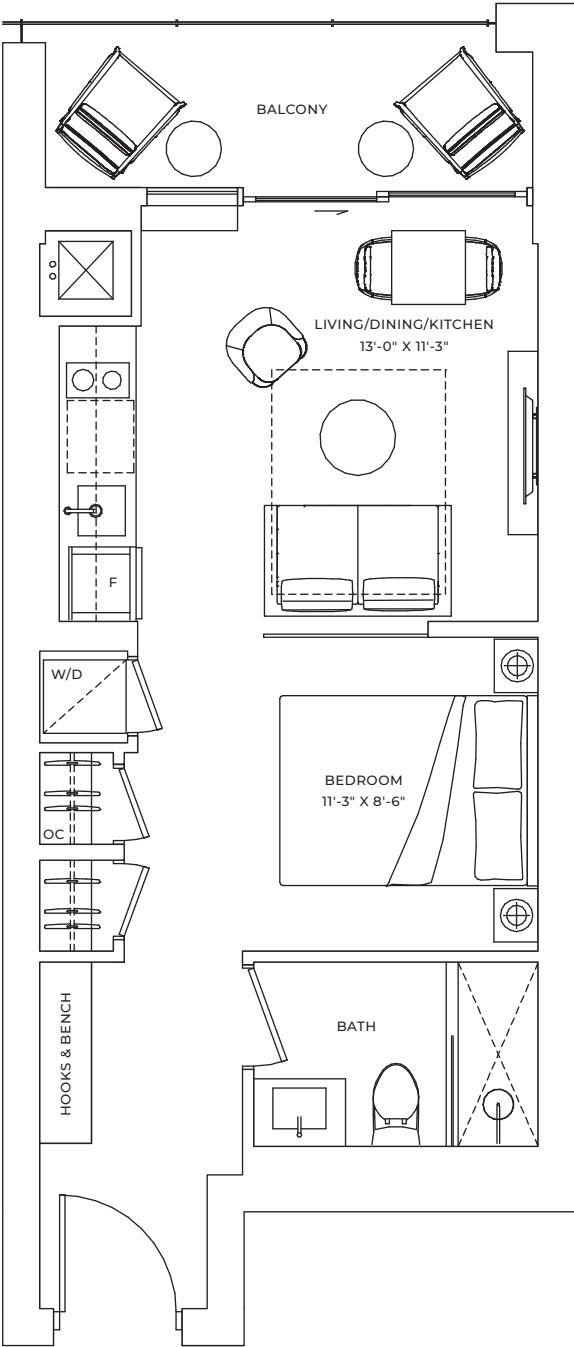


HORSESHOE
RESIDENCES

B1a

1 BEDROOM

INTERIOR: 431 SQ.FT. EXTERIOR: 73 SQ.FT. TOTAL: 504 SQ.FT.

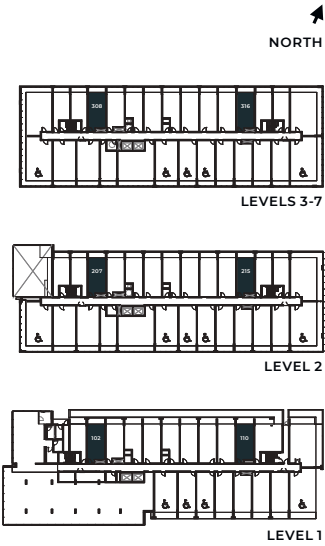
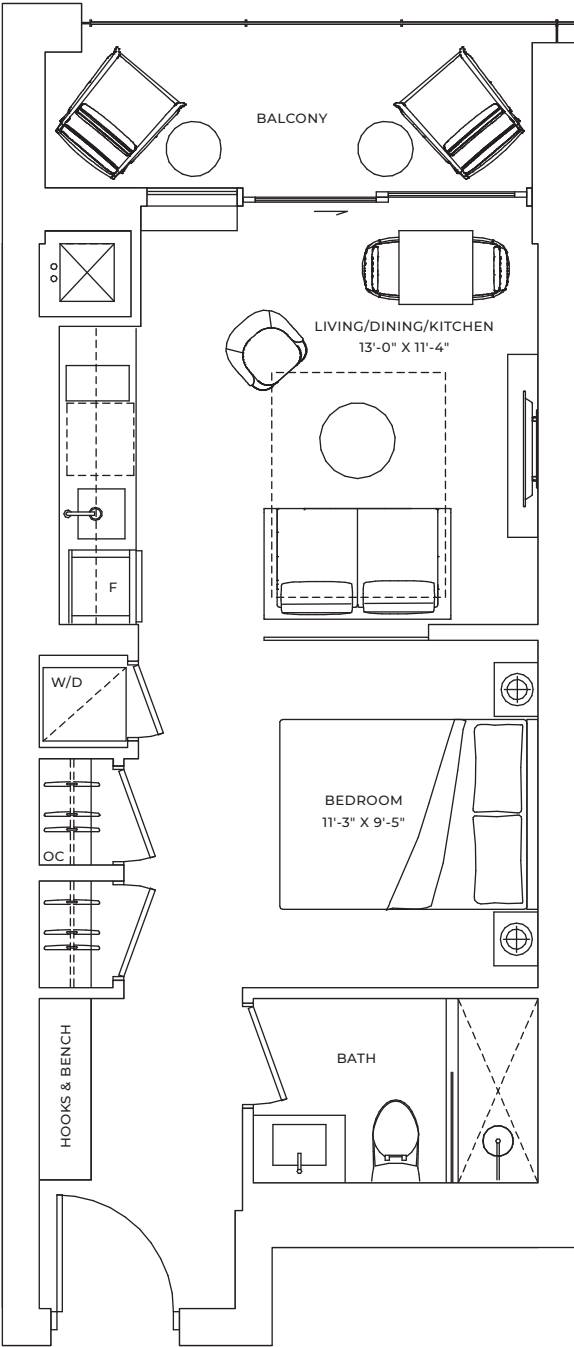


HORSESHOE
RESIDENCES

B1b

1 BEDROOM

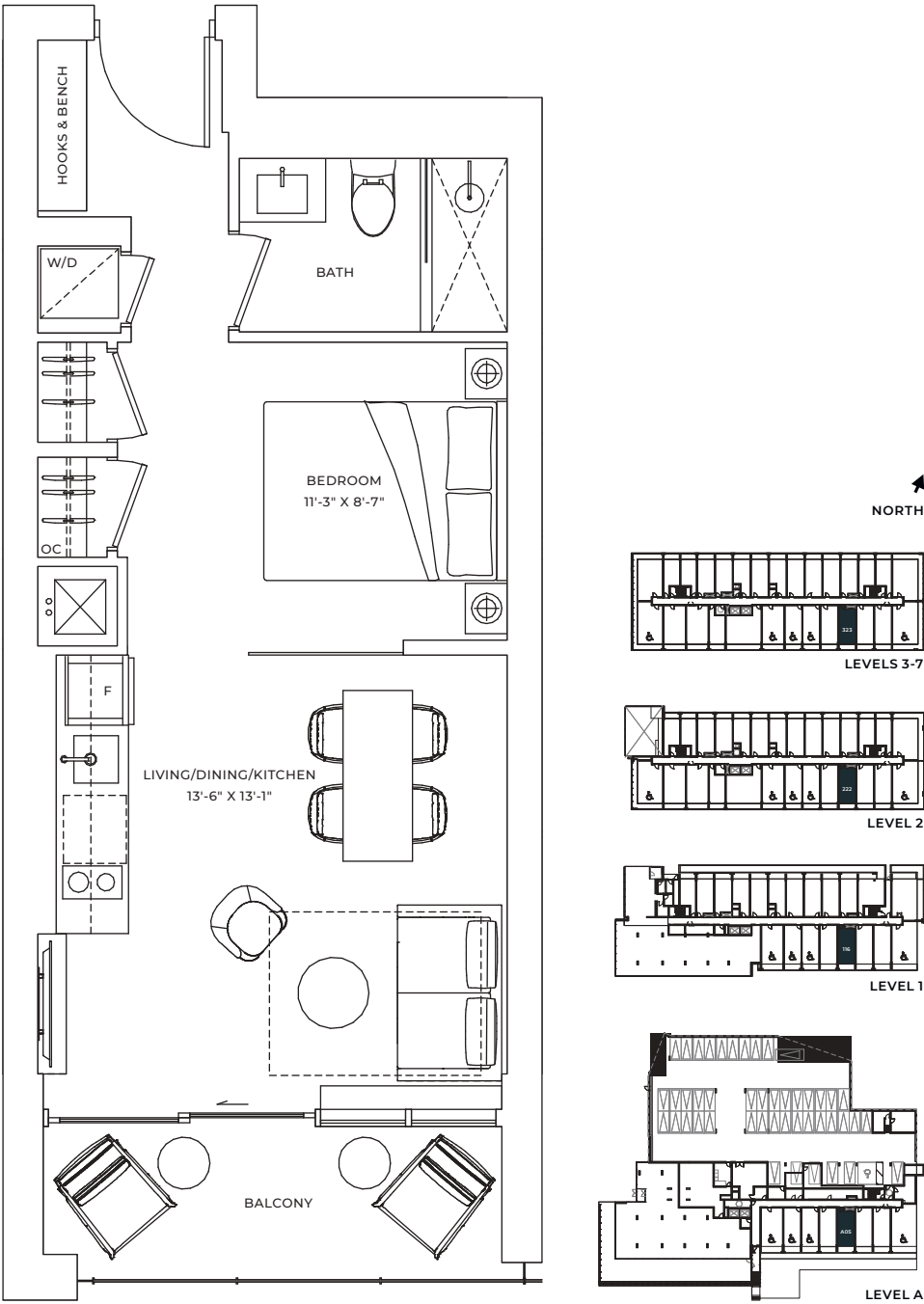
INTERIOR: 436 SQ.FT. EXTERIOR: 73 SQ.FT. TOTAL: 509 SQ.FT.



HORSESHOE
RESIDENCES

B2a 1 BEDROOM

INTERIOR: 451 SQ.FT. EXTERIOR: 73 SQ.FT. TOTAL: 524 SQ.FT.



This drawing is not to scale and is subject to architectural review and revisions. All details, dimensions, specifications, layouts, stated areas and materials are approximate only and are subject to change without notice. Actual usable floor space may vary from any stated floor area. Balcony and/or terrace and/or patio location(s), entry, dimensions, and area(s) are shown for display purposes only and are subject to change without notice. A step(s) up to the balcony/terrace/patio may be required at the Vendor's discretion. Balcony/terrace/patio sizes are not included in the net floor area. Size and position of the bathroom vanity may vary at the Vendor's discretion. Bulkheads are not shown on this drawing and may be located in any area as required by the Vendor. Window design, size and location may vary. Flooring and tile patterns may vary. Unit purchased may be a mirror image of the layout shown. Furniture and/or kitchen island shown on the layout are for illustration purposes only. All illustrations are artist concept only. E. & O. E. 2022.

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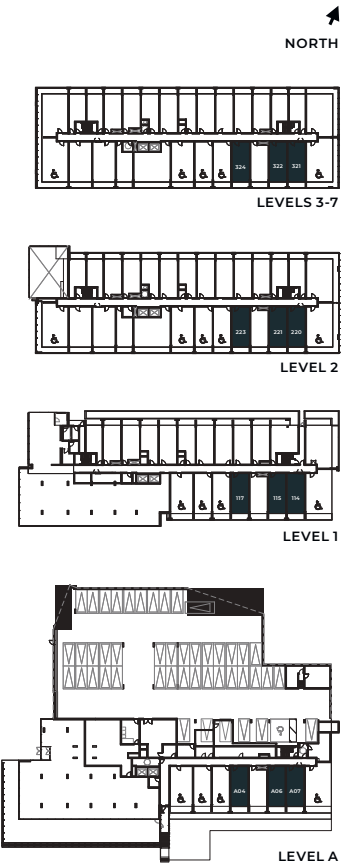
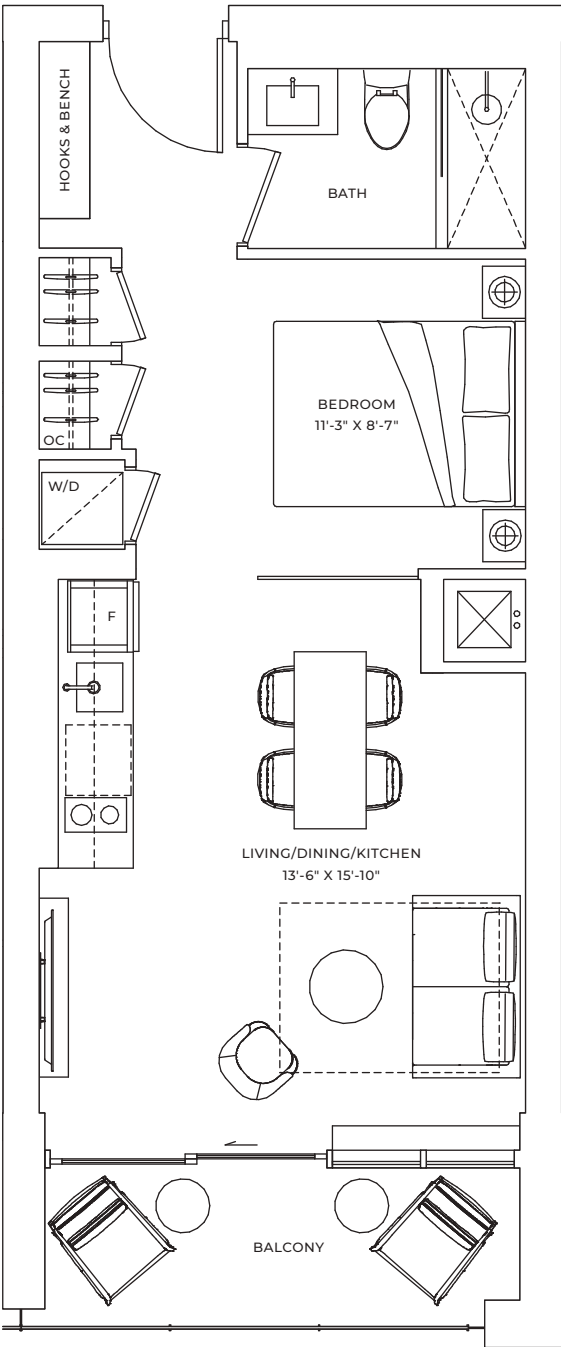
B2

1 BEDROOM

INTERIOR: 470 SQ.FT.

EXTERIOR: 73 SQ.FT.

TOTAL: 543 SQ.FT.



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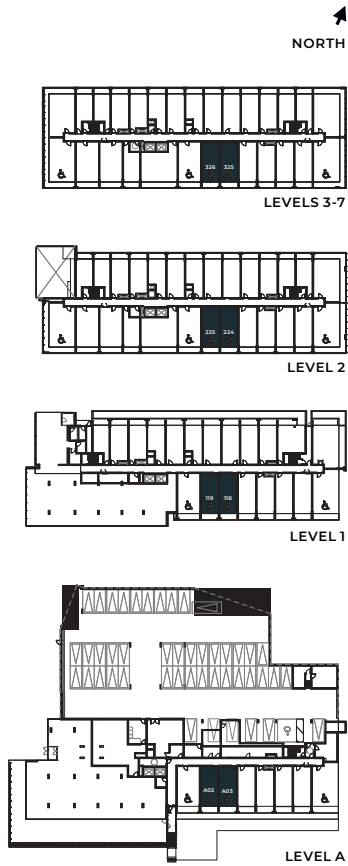
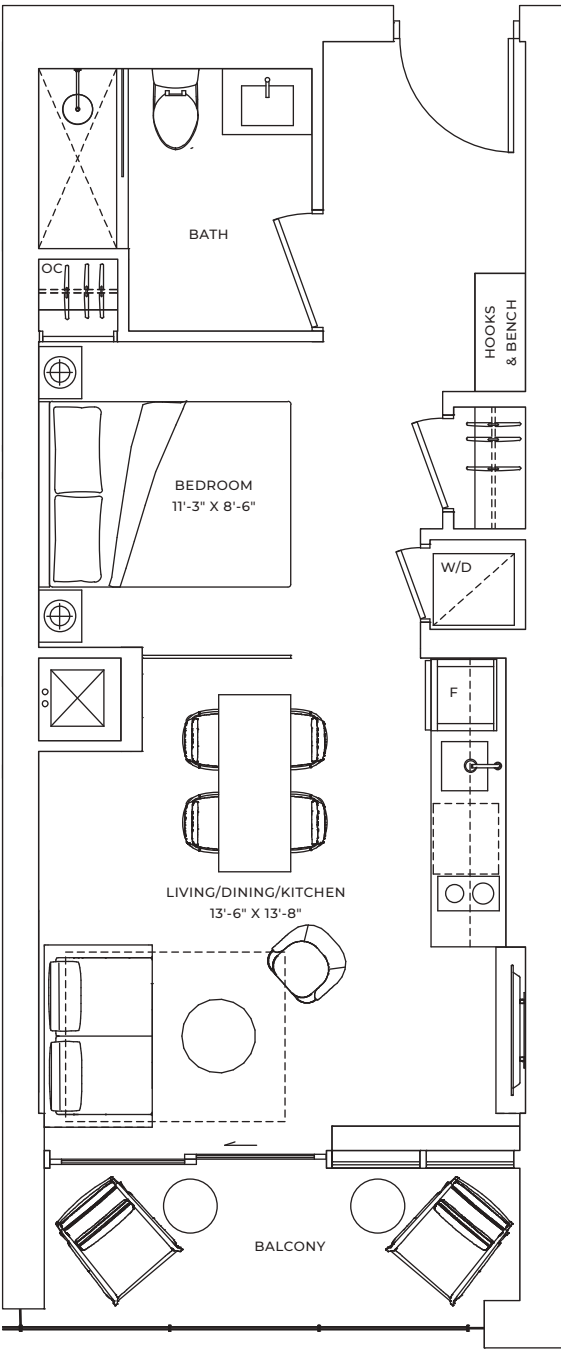
B3

1 BEDROOM

INTERIOR: 470 SQ.FT.

EXTERIOR: 73 SQ.FT.

TOTAL: 543 SQ.FT.

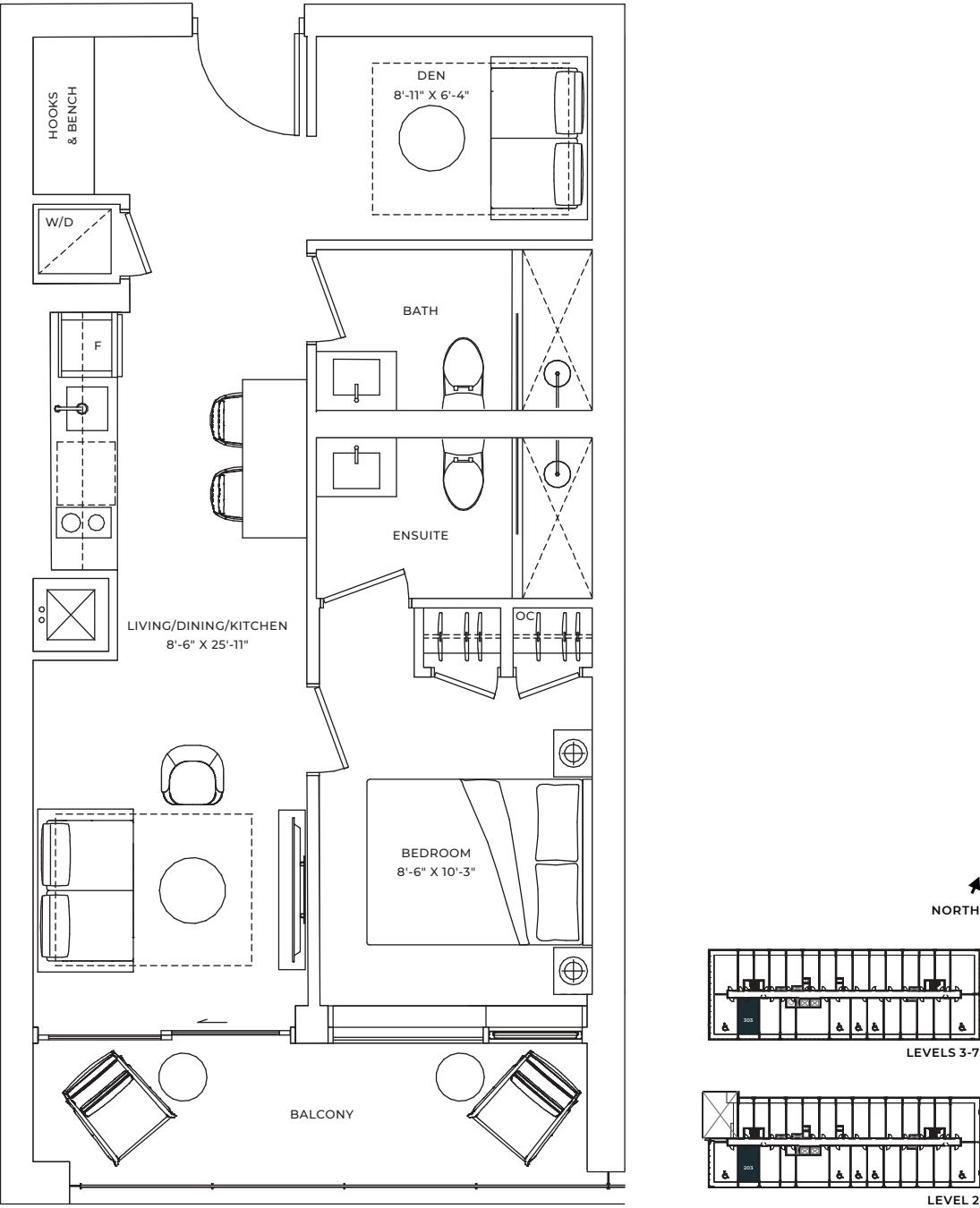


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C2

1 BEDROOM + DEN

INTERIOR: 594 SQ.FT. EXTERIOR: 92 SQ.FT. TOTAL: 686 SQ.FT.

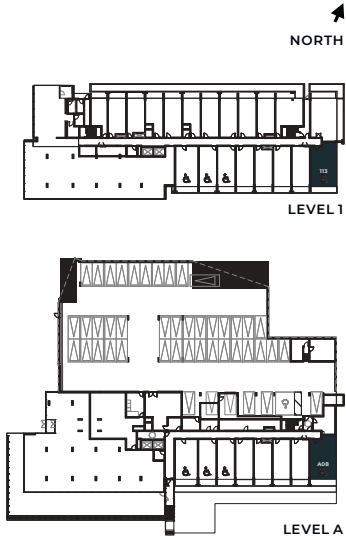
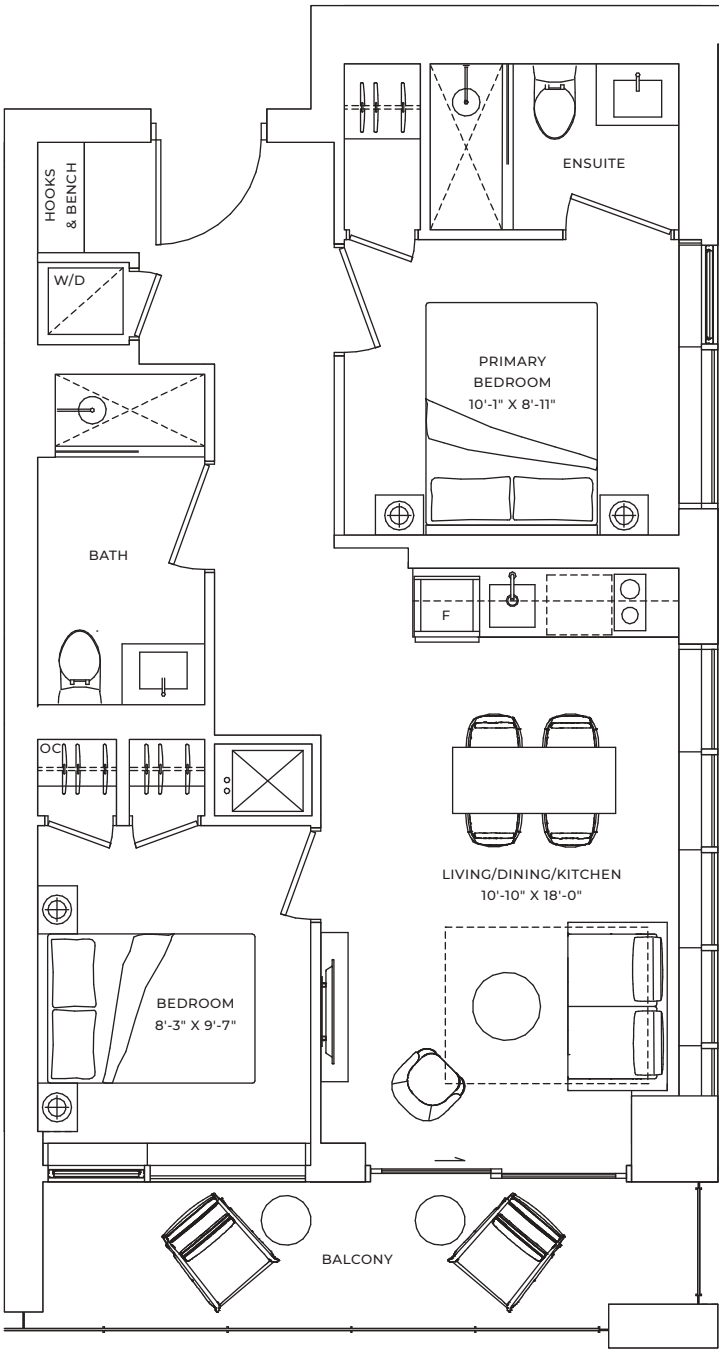


HORSESHOE
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D2a

2 BEDROOM

INTERIOR: 704 SQ.FT. EXTERIOR: 105 SQ.FT. TOTAL: 809 SQ.FT.



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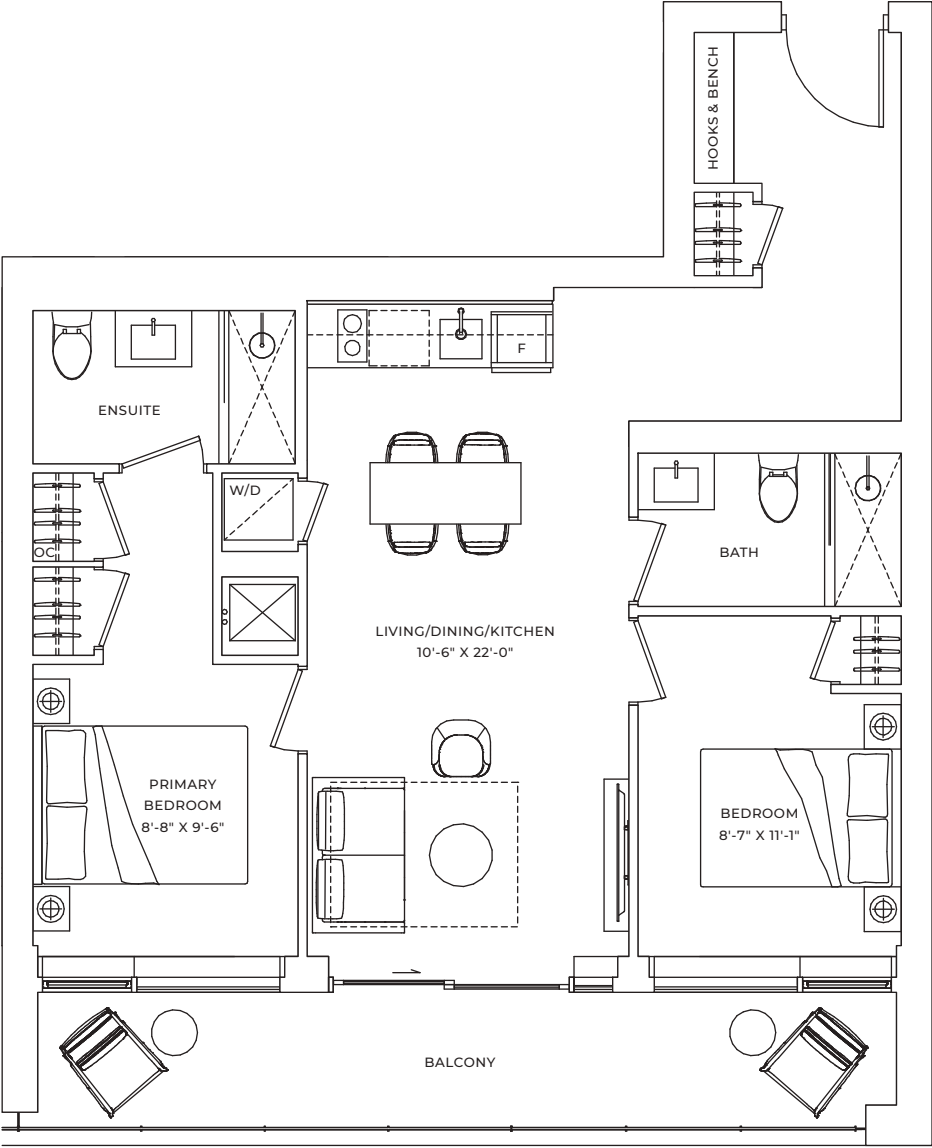
D3

2 BEDROOM

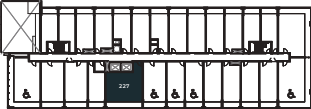
INTERIOR: 773 SQ.FT.

EXTERIOR: 147 SQ.FT.

TOTAL: 920 SQ.FT.



LEVELS 3-7



LEVEL 2